

Seventh-day Adventist Church
FLORIDA CONFERENCE

We all feel the physical changes as we age; this applies to your building as well. Older buildings run into issues that are often not easy to see. The Surfside condominium collapse in Miami is just one of the disasters that have happened because the structural integrity was compromised.

In 2022, the State of Florida passed a law requiring buildings to be inspected. The recertification program calls for safety inspections for buildings 30-40-50-60 years old and again every 10 years thereafter. It is intended to ensure that every building in the property is structurally, mechanically, and electrically safe as it ages. Recertification dates are based on the anniversary of the original Building or Structure's Certificate of Occupancy.

Governmental compliance officials will send a Notice of Required Inspection to the local entity (church, school, etc.) and the property owner, who is the Florida Conference Association of Seventh-day Adventists. Often the entity receives informal notice months before our office, but when the "Official Notice" is received at our office it is emailed to the entity's leadership.

The local entity has 90 days from the date of the notification to have the property thoroughly inspected by a qualified Architect or Engineer and the report submitted to the proper governmental authority. The report must be submitted, with the inspector's credentials, to the city or county along with a filing fee depending on the county. The outcome of the inspection will determine if the property will be recertified for another 10 years or if improvements need to be made before the recertification is granted. If repairs or improvements are needed, you are given another 6 months to complete them, have a reinspection, and send that report to the governmental compliance officials. You will need to keep the Florida Conference Property Development office updated.

Non-compliance with the inspection notice or not completing required repairs within the time allowed can result in major financial penalties and potential closure of the building by the governmental compliance officials. These inspections are to be taken seriously. Often structural issues cannot be seen by the average person; these inspections go above and beyond to help ensure everyone's safety.

The Property Development office is here to ensure that every entity is supported throughout this process. Keep in mind that maintenance will reduce the required repairs. If repairs are needed, please work with the Property Development office. All contracts and quotes must be reviewed by the Property Development office before starting any project. Local leadership may not sign any contracts or permit applications. This process helps ensure compliance, consistency, and proper oversight for all property-related work.

